

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/176 DORSET ROAD BORONIA VIC 3155

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$699,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Boronia

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/22 ORCHID AVENUE BORONIA VIC 3155	\$650,000	01-Feb-24
10/317 DORSET ROAD BORONIA VIC 3155	\$685,000	07-Dec-23
2/321 DORSET ROAD BORONIA VIC 3155	\$685,500	20-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 April 2024

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**2/22 ORCHID AVENUE BORONIA
VIC 3155**

3 1 2

Sold Price

\$650,000

Sold Date

01-Feb-24

Distance

0.81km**10/317 DORSET ROAD BORONIA
VIC 3155**

3 1 2

Sold Price

\$685,000

Sold Date

07-Dec-23

Distance

1.45km**2/321 DORSET ROAD BORONIA
VIC 3155**

3 1 2

Sold Price

^{RS}\$685,500

Sold Date

20-Mar-24

Distance

1.47km**RS** = Recent sale**UN** = Undisclosed Sale

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